



Bryans Close, Coddington

Guide Price £325,000 to £335,000



NEWTON
FALLOWELL

Bryans Close

Coddington, Newark

Set within a highly desirable cul-de-sac location on the outskirts of Newark on Trent with excellent access into the town centre and onto the A1 slip-road. This extremely well proportioned detached family home offers generous and flexible living space with accommodation that offers versatile use to fit a buyers needs and also has the scope to add more value.

The spacious accommodation comprises of entrance hall, play room/office, lounge, spacious open plan kitchen/breakfast room with a gas hob and extractor over and electric oven leading to a dining room, utility, ground floor wet room and partially converted integral single garage that would lend itself to a further reception room/study. The first floor provides four DOUBLE bedrooms with the master benefitting from an ensuite shower room and a separate bathroom.

Externally the property offers a generously proportioned private rear garden with an unspoiled tree lined outlook, a driveway allowing off road parking for two vehicles and access to the partly converted garage which creates extra storage. The property benefits from both gas central heating and double glazing.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Entrance Hallway

12' 1" x 5' 10" (3.68m x 1.78m)
maximum measurements

Lounge

13' 1" x 10' 5" (3.99m x 3.17m)
maximum measurements

Playroom/Study

16' 0" x 8' 0" (4.88m x 2.44m)

Kitchen/Breakfast Room

14' 5" x 10' 9" (4.39m x 3.28m)

Dining Room

13' 1" x 10' 6" (3.99m x 3.20m)

Utility Room

10' 9" x 8' 11" (3.28m x 2.72m)
maximum measurements

GF Wet Room

5' 6" x 4' 4" (1.68m x 1.32m)

Office/Gym

10' 11" x 8' 10" (3.33m x 2.69m)



First Floor Landing

11' 9" x 5' 7" (3.58m x 1.70m)
maximum measurements

Bedroom One

11' 3" x 10' 6" (3.43m x 3.20m)
maximum measurements

Ensuite

7' 6" x 4' 9" (2.29m x 1.45m)
maximum measurements

Bedroom Two

13' 7" x 10' 5" (4.14m x 3.17m)
maximum measurements

Bedroom Three

21' 0" x 8' 3" (6.40m x 2.52m)
maximum measurements

Bedroom Four

11' 4" x 8' 4" (3.45m x 2.54m)

Bathroom

8' 4" x 7' 6" (2.54m x 2.29m)
maximum measurements





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,585 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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